



# ST IVES TOWN COUNCIL

## Town Clerk – Matthew Price

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TWINNED WITH STADTALLENDORF

Issued: 07 June 2023

**Cllrs R Chapman, C Morgan, C Smith, A Thompson, J Tiddy, N Wells, J Kerr, M Gleadow**

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held in the **Town Hall** on **Wednesday 14 June 2023 at 7.00 pm**.

**Matthew Price**  
TOWN CLERK

### AGENDA

**PL09.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL10.00 DECLARATIONS OF INTEREST**

To receive Declarations of Disclosable and/or Non-disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item.

**PL11.00 PUBLIC PARTICIPATION**

A maximum of 15 minutes in total is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy. Each participant will be limited to 3 minutes in which to make their comments. Comments will be summarised in the minutes.

**PL12.00 MINUTES**

To confirm as a correct record the Minutes of the Planning Committee held on 24 May 2023 (copy herewith).

**PL13.00 PLANNING APPLICATIONS**

To consider the attached list of Planning Applications received (copy herewith).



**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 24 May 2023**

**Present:**

Councillors: R Chapman, M Gleadow, C Morgan, A Thompson, J Kerr, J Tiddy, N Wells, C Smith

**In attendance:**

Town Mayor: P Pope

Town Clerk: M Price

Democratic Officer: A Childs

Facilities Manager: T White

**GIFFORDS PARK PRESENTATION**

A presentation on Giffords Park was provided by Carter Jonas Associates, on behalf of client Hallam Land Management.

Tom Thornwall and Paul Belton provided information regarding their client's response to the Huntingdonshire District Council (HDC) Call for Sites. HDC is currently seeking local landowners; as part of this Hallam Land Management will be suggesting Giffords Park for a mixed use development. The land in question is north of the road leading into Needingworth with potential for a new residential development.

The representatives stated that they have been working closely with Cambridgeshire County Council over recent months, who have been looking at funding developments in local areas. They are taking into consideration traffic surveys and changes in post-Covid travel patterns.

The proposed development would include a mixed-use environment, look at connecting links and form a sustainable form of living. Future research would be carried out in coming months and a more detailed presentation could follow in due course. They are aware of the St Ives Neighbourhood Plan (which should be noted is currently incomplete – work in progress); they wish to take this into account for the planning element as the area is an extension of St Ives. The associates stated they are aware of flooding issues in the area and have taken this account into the planning process; they proposal would include a sustainable drainage system plus forty percent with climate change considerations. The presentation was provided to Needingworth Parish Council the previous week and are aware of the proposed development.

The Mayor suggested it may be beneficial to have the other villages meet together to discuss the proposal together. Councillor C Smith suggested if the development were to include 700 houses a secondary school could be useful addition to the community; the associates replied stating that there is potential scope for a school and further discussions could be made on this topic.

The Mayor thanked them for their presentation.

The Town Mayor commenced the meeting.

**PL01.00 APPOINTMENT OF CHAIRMAN**

Councillor C Smith nominated Councillor N Wells to serve as Chairman, which was seconded by Councillor C Morgan. The vote was unanimous.

Councillor N Wells thanked the Committee for their vote, and noted that at times he would rely on the future Vice Chairman to assist in leading meetings due to clashes with his Huntingdonshire District Council (HDC) commitments.

Chairman's  
Initials

**RESOLVED:** that Councillor N Wells be appointed Chairman for the municipal year 2023/24.

**PL02.00**

**APPOINTMENT OF VICE CHAIRMAN**

Councillor J Tiddy nominated Councillor C Smith to serve as Vice Chairman, which was seconded by Councillor A Thompson. The vote was unanimous.

**RESOLVED:** that Councillor C Smith be appointed Vice Chairman for the municipal year 2023/24.

**PL03.00**

**APOLOGIES FOR ABSENCE**

None.

**PL04.00**

**DECLARATIONS OF INTEREST**

None.

**PL05.00**

**PUBLIC PARTICIPATION**

A resident expressed concerns regarding Planning Application **23/00030/FUL** (14 West Street). As an occupant of a neighbouring property, he cited safety concerns, lack of privacy and potential impact to standard of life to the surrounding properties. Due to the nature of the proposed works, the shared drive risked the potential of becoming a public drive.

The Chairman thanked the resident for providing the information to Members.

Paul Boothman and Ray Battenall, of Houghton & Wyton Parish Council, wished to speak to the Committee regarding Planning Application **23/00627/OUT** (Land Between Houghton Grange And The How). As the Chair and Vice Chair of the parish council, they have extensive knowledge of site and expressed that both their village and St Ives have a vested interest in the area.

The parish council has not objected to residential development providing that any proposal respected the sensitivities of the site. They expressed grave concerns around the proposed development as it does not fit this criteria; despite consultations and local feedback there have been no modifications in the Homes England application. They questioned the purpose of consultations that do not consider local sentiment and requirements. The Houghton & Wyton neighbourhood plan is complete, thus is an approved document and therefore it carries weight when the Houghton Grange application goes to HDC for approval.

Some specific concerns included the number of linked houses and their proximity to the main road; and the fact that the plans were never submitted simultaneously – therefore, the entirety of the plan and its scope were never clearly presented as a whole picture. Advisers have suggested that the number of proposed houses exceeds what should be allocated; there should not be overage put into the most sensitive site and it would be more suitable for the developers to consider a tolerance of -10%.

The Parish Council are prepared to submit their objections to Huntingdonshire District Council by 28<sup>th</sup> June 2023. They urged local councils to join them in those objections in hopes that Homes England could be persuaded to withdraw the proposal.

The Chairman thanked them for providing the information to Members. It was agreed that Councillors will meet with Houghton & Wyton Parish Council in the coming weeks to discuss the proposed planning works further.

Chairman's  
Initials

**PL06.00 MINUTES**

**RESOLVED:** the Minutes of the Meeting held on 26 April 2023 were agreed as a correct record and signed by the Chairman.

**PL07.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL07.01 23/00514/HHFUL**  
First Floor Extension Above Garage  
**12 Sheepfold St**  
**St Ives**

**RECOMMENDATION:** **N/A**  
Huntingdonshire District Council (HDC) have already refused the application.

**PL07.02 23/00659/HHFUL**  
Erection of single storey rear extension and first floor side extension  
**13 Bridge Terrace London Road**  
**St Ives**

**RECOMMENDATION:** **Refusal**  
Reasons for refusal are as provided in the Urban Design Forum (UDF) document for the application.

**PL07.03 23/00722/HHFUL**  
Additional storey over existing single storey converted garage, erection of single storey rear conservatory, and provision of permeable driveway.  
**10 Trent Close**  
**St Ives**

**RECOMMENDATION:** **Approval**  
Previously approved application with minor changes that would pose no negative affect to the specified area.

**PL07.04 23/00030/FUL**  
Change of use of annexe to a Sui Generis use for standalone tourist/short term accommodation.  
**14 West St**  
**St Ives**

**RECOMMENDATION:** **Refusal**  
On the grounds of safety concerns, lack of privacy and potential impact to standar of life to neighbouring properties (including public access of a shared drive).

**PL07.05 23/00627/OUT**  
Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works.  
**Land Between Houghton Grange And The How**

Chairman's  
Initials

**Houghton Road, Houghton  
St Ives**

**RECOMMENDATION:****Extension Request**

More research is required into the proposed development due to the history and nature of the plot, as well as the potential effects of the proposed works on the area.

**PL07.06****23/00604/FUL**

Change of use of amenity land to form garden curtilage and rebuilding of boundary wall.

**40 Nursery Gardens****St Ives****RECOMMENDATION:****Refusal**

The application has not reduced the amount of amenity land wishing to be acquired.

**PL07.07****23/00781/HHFUL**

Conversion of existing rear garage, PV roof panels.

**32 Ramsey Rd****St Ives****RECOMMENDATION:****Approval**

No foreseen issues with the proposed garage conversion; the design of the replacement with domestic accommodation has the required amenities and scope.

**PL07.08****23/00638/HHFUL**

Erection of a dropped kerb to create access to front of the property

**10 Whitecross St****St Ives****RECOMMENDATION:****Approval Subject to**

Cambridgeshire County Council approval.

**PL08.00****STREET NAMING AND NUMBERING NOTIFICATIONS**

**RESOLVED:** the notification was approved and received.

The meeting concluded at 7:56pm.

Chairman's  
Initials

Chairman:

Dated: 14 June 2023

**PLANNING APPLICATIONS**  
**14 June 2023**

<b>Application No Applicant/Agent</b>	<b>Proposed Development</b>	<b>Link</b>	<b>Comments</b>
<b>23/00916/HHFUL</b>  Mr Richard Biddle Biddle & Co. 60 Maytrees St Ives, Cambs. PE27 5WZ	Erection of a pitched roof on the front porch extension.  <b>12 Meadow How St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV1NTJIKMRZ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV1NTJIKMRZ00</a>	
<b>23/00851/HHFUL</b>  Mr Tom Graves 9 Woodside Way St Ives, Cambs. PE27 3JQ	Erection of a two-storey extension to the front.  <b>9 Woodside Way St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RUJ4XLIKMLA00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RUJ4XLIKMLA00</a>	
<b>23/00867/HHFUL</b>  Mrs Katie Davies-Binney Binney & Sims Design Bellingham House  2 Huntingdon Street St Neots PE19 1BG	Single storey rear and side extension and demolition of existing conservatory.  <b>25 Fairfields St. St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RUQXGDIKMN00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RUQXGDIKMN00</a>	

<p><b>23/00963/TREE</b></p> <p>Ms Elizabeth Greenwood 10 Knight Street Sawbridgeworth CM21 9AT</p>	<p>Removal of 12 trees as per the Accompanying schedule.</p> <p><b>The How, Houghton Rd St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RVEM6NIKMXK00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RVEM6NIKMXK00</a></p>	
<p><b>23/00943/HHFUL</b></p> <p>Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Garage conversion and rear extension.</p> <p><b>42 Beech Drive St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV7792IKMVF00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV7792IKMVF00</a></p>	
<p><b>23/00950/LBC</b></p> <p>Mr Nicholas Upjohn 24 Trafalgar Road Cambridge CB4 1EU</p>	<p>Alterations to windows and doors and internal alterations.</p> <p><b>9 Church St St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV92JRIKMW600">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RV92JRIKMW600</a></p>	
<p><b>23/01005/TREE</b></p> <p>Tara Berry Bartlett Tree Experts Oak Farm Bedford Road Northill Bedfordshire SG18 9AW</p>	<p>5 Day Notice - Horse Chestnut – Fell</p> <p><b>Broad Leas Court, Broad Leas St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RVKYM5IK0HJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RVKYM5IK0HJ00</a></p>	